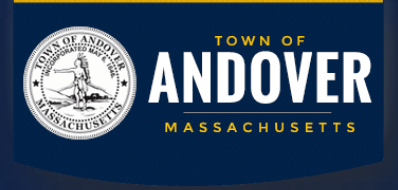




REDEVELOPING THE FORMER “TOWN YARD”

July 15, 2019 Tri-Board Meeting

TONIGHT'S AGENDA

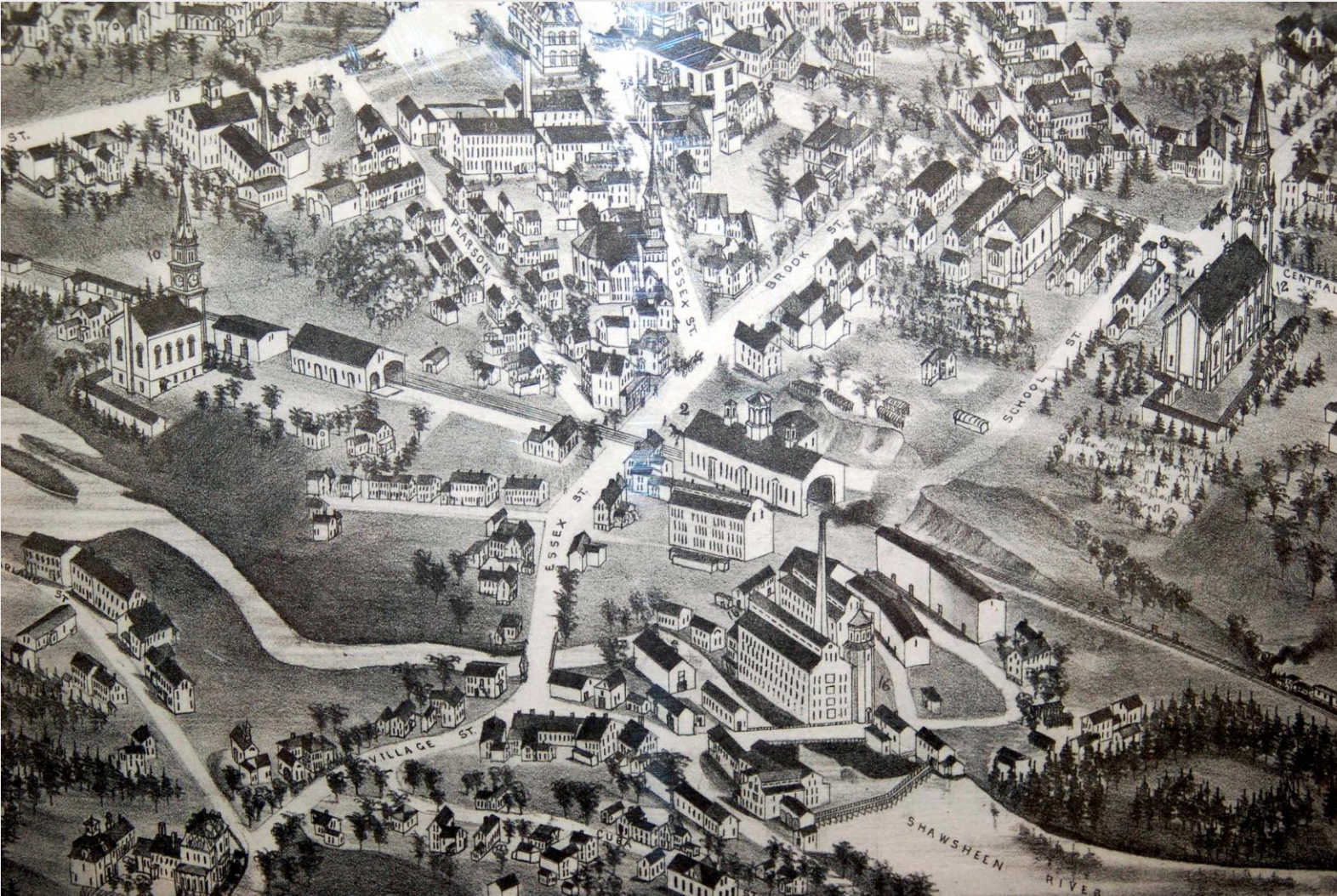


1. Review the Historic Mill District (HMD) and Past Public Engagement
2. Discuss Draft of Community-Authored RFP
3. Receive Update on MBTA Station & Parking Lot
4. Preview Upcoming Public Engagement

HISTORIC MILL OVERLAY DISTRICT



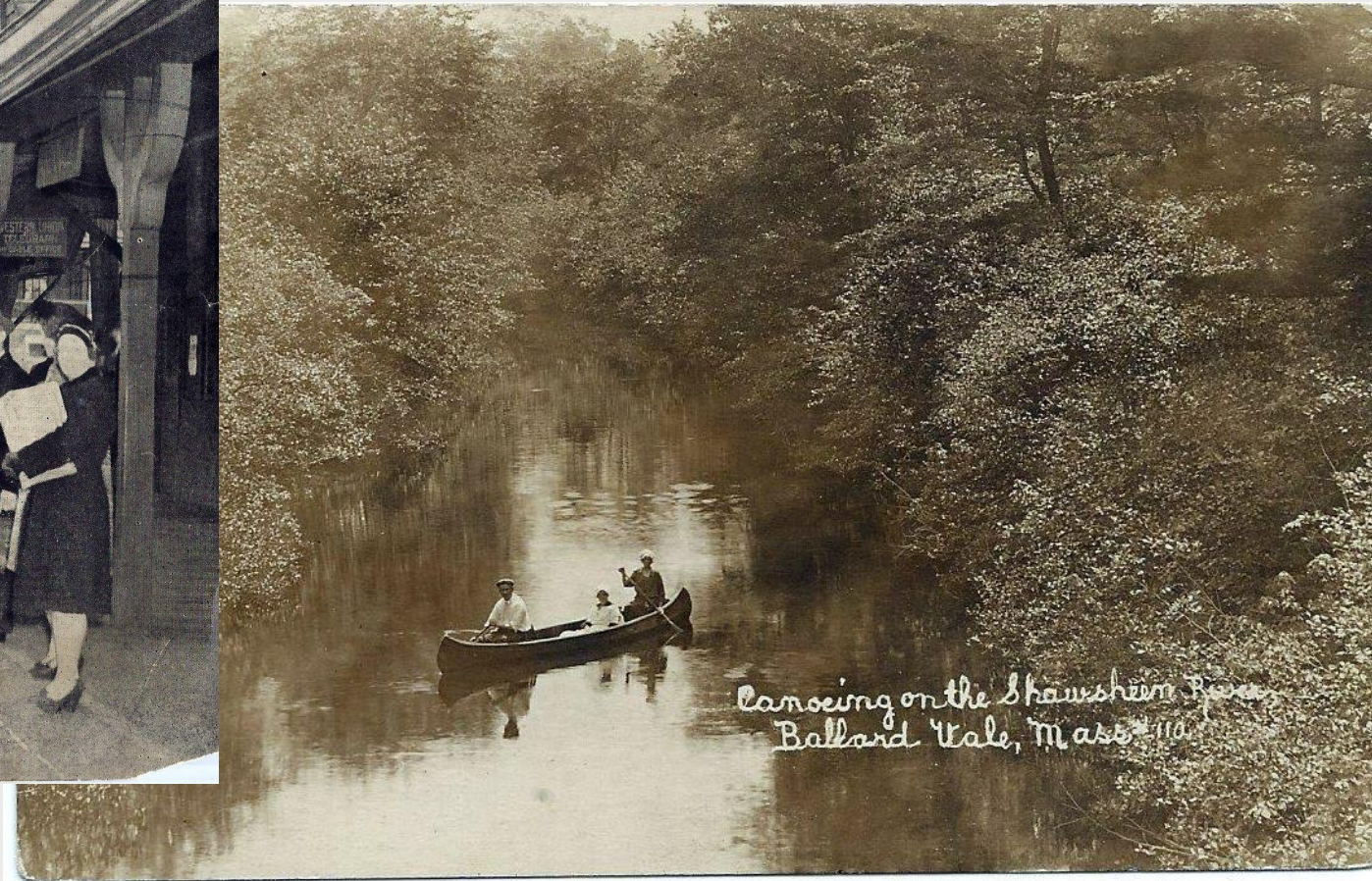
THE HMD OF THE PAST



During the Industrial Revolution, the HMD was transformed into a vibrant community gathering place.

It contained employment, recreation, children, families, churches, and access to the river.

THE HMD OF THE PAST



THE HMD OF THE PAST



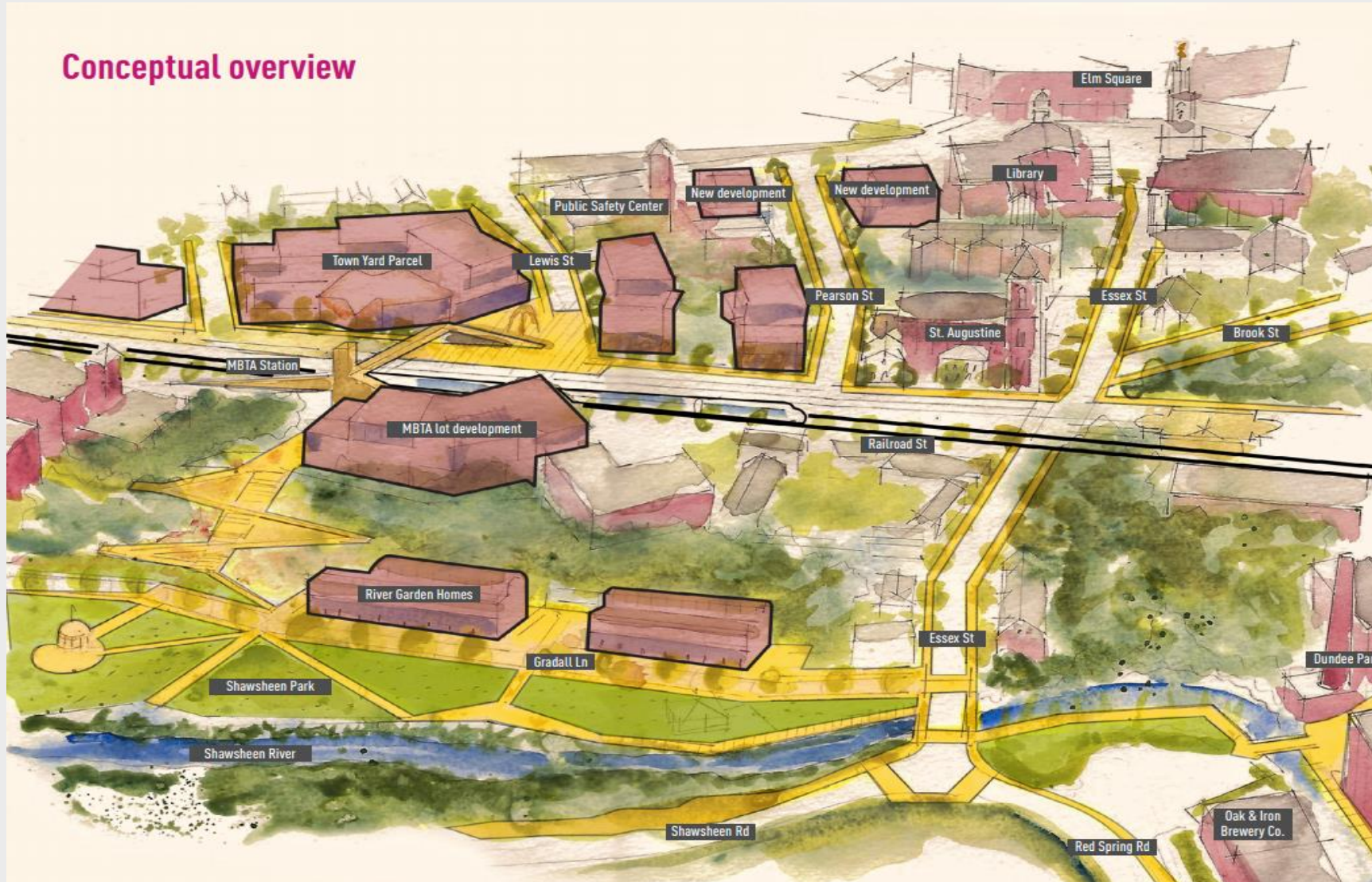
THE HMD OF THE PAST



REVITALIZE HMD FOR 21ST CENTURY

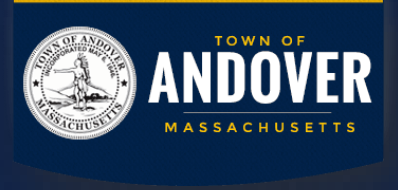


Conceptual overview



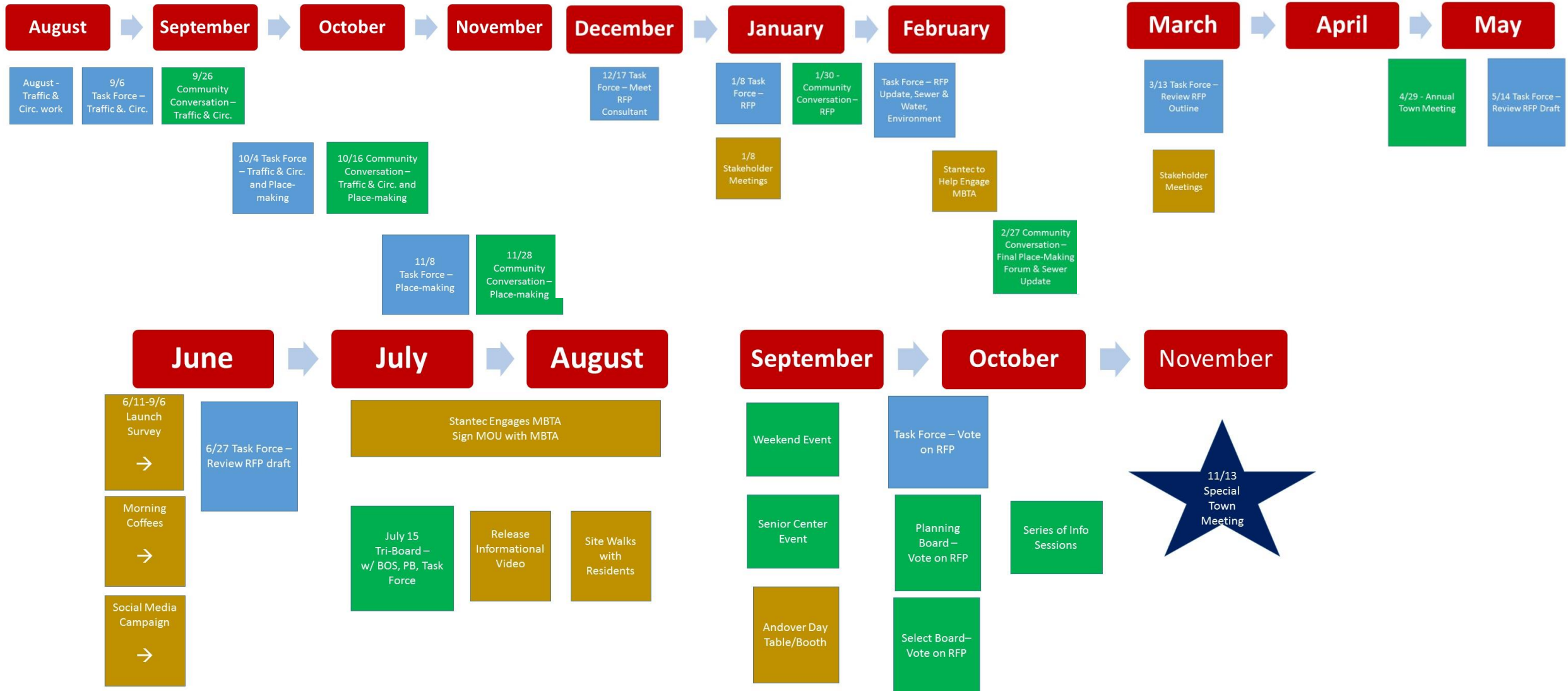
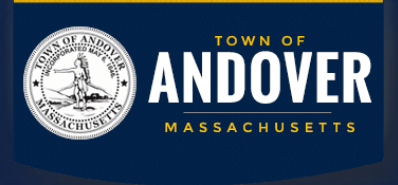
Transformation driven by a desire for a reintegrated work-life community near transit

PUBLIC ENGAGEMENT MILESTONES

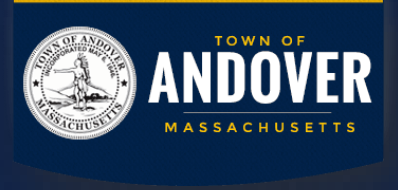


- ❖ 2015 – Town Meeting approved zoning overlay district.
- ❖ 2018 – Planning Board approved design guidelines.
- ❖ 2018/2019 – HMD Task Force facilitated studies and public conversation:
 - ✓ Traffic & Circulation
 - ✓ Place-making
 - ✓ Environmental
 - ✓ Sewer & Water
- ❖ **Summer/Fall 2019 – Community is authoring Request for Proposals**

PUBLIC ENGAGEMENT CALENDAR



PUBLIC ENGAGEMENT EVENTS



➤ Public Meetings:

- 23 HMD Task Force Meetings
- 8 Public Forums (re design guidelines, traffic & circulation, and place-making)

➤ Coffee Hours:

- 3 coffees held in June and July

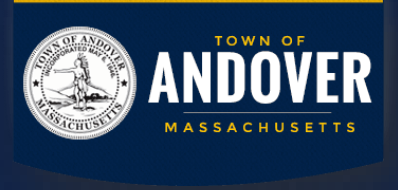
➤ Resident Opinion Survey:

- 587 responses and counting

➤ Staff-Led Site Walks:

- 3 site-walks between July-September
- Andover Center for History and Culture site walks

PUBLIC ENGAGEMENT MEETINGS



June 10, 2014	February 7, 2017	February 8, 2018	October 16, 2018
September 23, 2014	March 13, 2017	February 13, 2018	November 8, 2018
October 28, 2014	April 25, 2017	February 22, 2018	November 28, 2018
December 16, 2014	May 8, 2017	March 6, 2018	December 17, 2018
January 13, 2015	June 23, 2017	March 23, 2018	January 8, 2019
February 10, 2015	July 13, 2017	May 22, 2018	February 27, 2019
March 10, 2015	September 20, 2017	August 2, 2018	March 13, 2019
March 31, 2015	October 18, 2017	September 6, 2018	May 14, 2019
April 14, 2015	November 14, 2017	September 26, 2018	June 26, 2019
October 25, 2016	December 19, 2017	October 4, 2018	July 15, 2019

RFP DISCUSSION



1. Planning Objectives reflect community priorities
2. Sale vs. lease of land to developer
3. MBTA Component

This is Andover

Community Input

Design Guidelines

River

Road

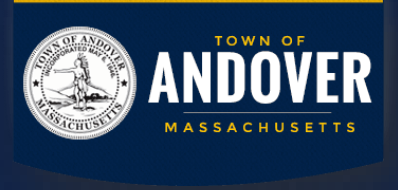
Road

Next steps

Community input

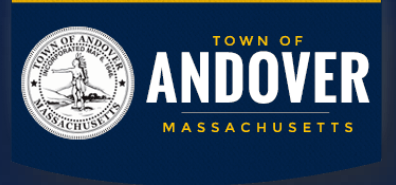


I. PLANNING OBJECTIVES REFLECT COMMUNITY PRIORITIES



Planning Objective	What it Means
a. Neighborhood context and character of development	<ul style="list-style-type: none">• Enhance architectural fabric & style• Enhance & serve as an anchor in creating iconic & memorable development
b. Place-making	<ul style="list-style-type: none">• Establish a gateway destination for the community• Enhance public realm for those arriving via commuter rail
c. Traffic – Linkages, networks, and circulation	<ul style="list-style-type: none">• Connections to Shawsheen River and downtown• Pedestrian and bike access• Accessibility to MBTA station
d. Community spaces	<ul style="list-style-type: none">• Open space• Arts & culture space, performance space• Program space
e. Product Type	<ul style="list-style-type: none">• Retail• Restaurant• Housing
f. Environmental Responsibility	<ul style="list-style-type: none">• Development measured by LEED standards• Energy efficiency & low-impact development techniques
g. Commuter Rail parking lot redevelopment	<ul style="list-style-type: none">• Redevelopment of the MBTA surface parking lot
h. Design Development	<ul style="list-style-type: none">• Compliance with the HMD Overlay Zoning & Design Guidelines

2. LEASE VS. SALE OF OLD TOWN YARD



Lease



Town could re-use,
sell, or re-lease
property at end of
lease

Lower value of
payments to Town

Fewer proposals

Developer may not
invest in property
towards end of
lease



Sale



Higher value of
payments to Town

More proposals



Town cannot re-use
property except
through re-purchase

3. MBTA UPDATE – TENTATIVE OPTIONS



New Station:

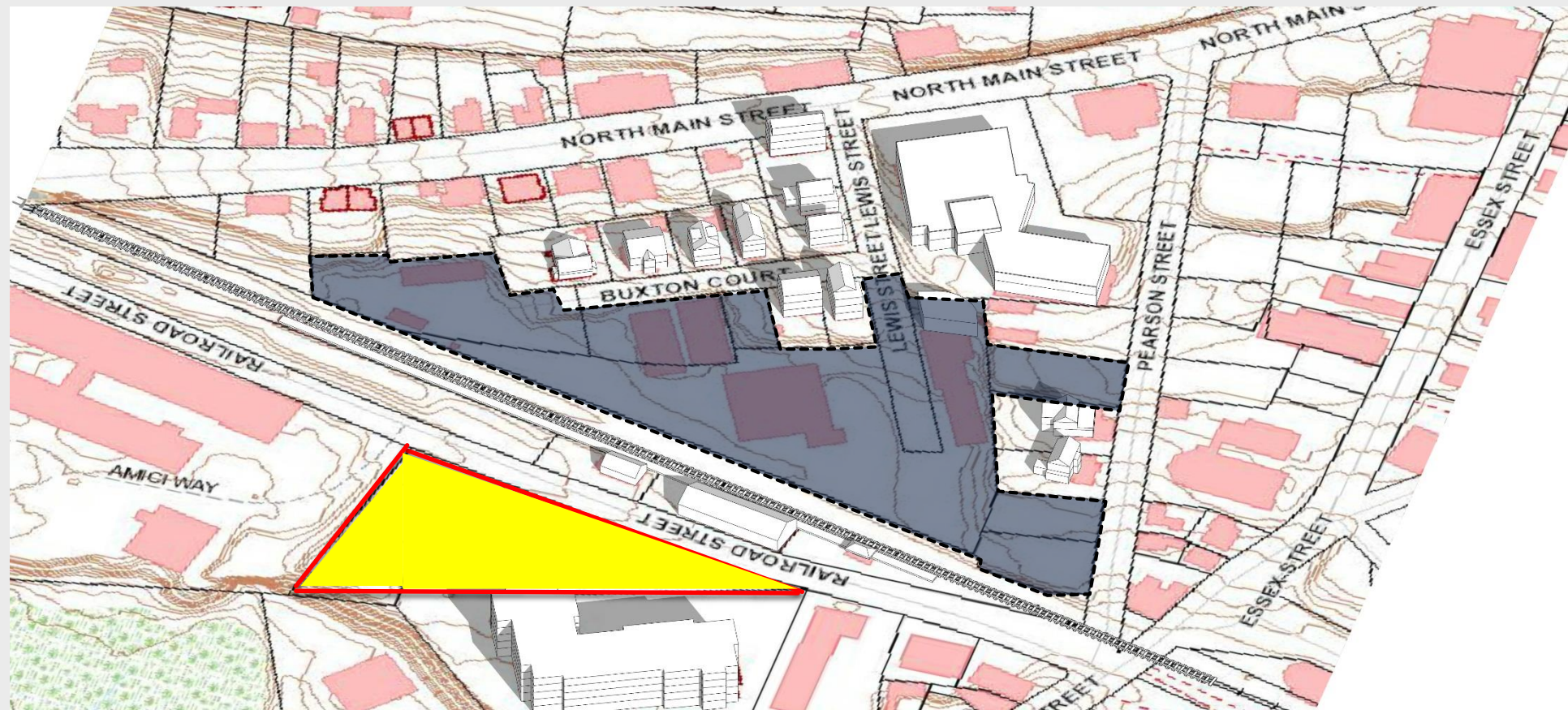
- Enhanced structure
- Moved to East Side of tracks
- Moved south toward intersection

Commuter Parking:

- Potentially under existing lot and Old Town Yard

MBTA Commuter Lot:

- May be offered by MBTA for redevelopment



UPCOMING PUBLIC ENGAGEMENT – NEXT STEPS

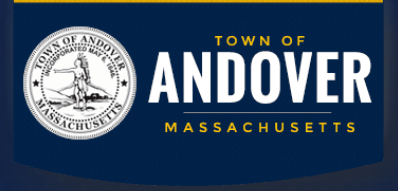


Next Steps	When?
Resident Opinion Survey	Now
Coffee Hours (8:30 am to 9:30 am)	<ul style="list-style-type: none">• July 23, 2019 - Town Market• August 13, 2019 - Starbucks• August 27, 2019 - Caffe Nero
Site Walks	<ul style="list-style-type: none">• August 14, 2019• September 12, 2019
Information Session at Senior Center during Grill Night	August – date TBD
Discussions with MBTA	Ongoing
RFP Finalized	October 1 st
Boards Review RFP	October
Special Town Meeting	November 13 th

QUESTIONS?



APPENDIX:



Traffic & Circulation



Traffic & Circulation



Traffic Mitigation Option A



Traffic Mitigation Option B



Place-Making



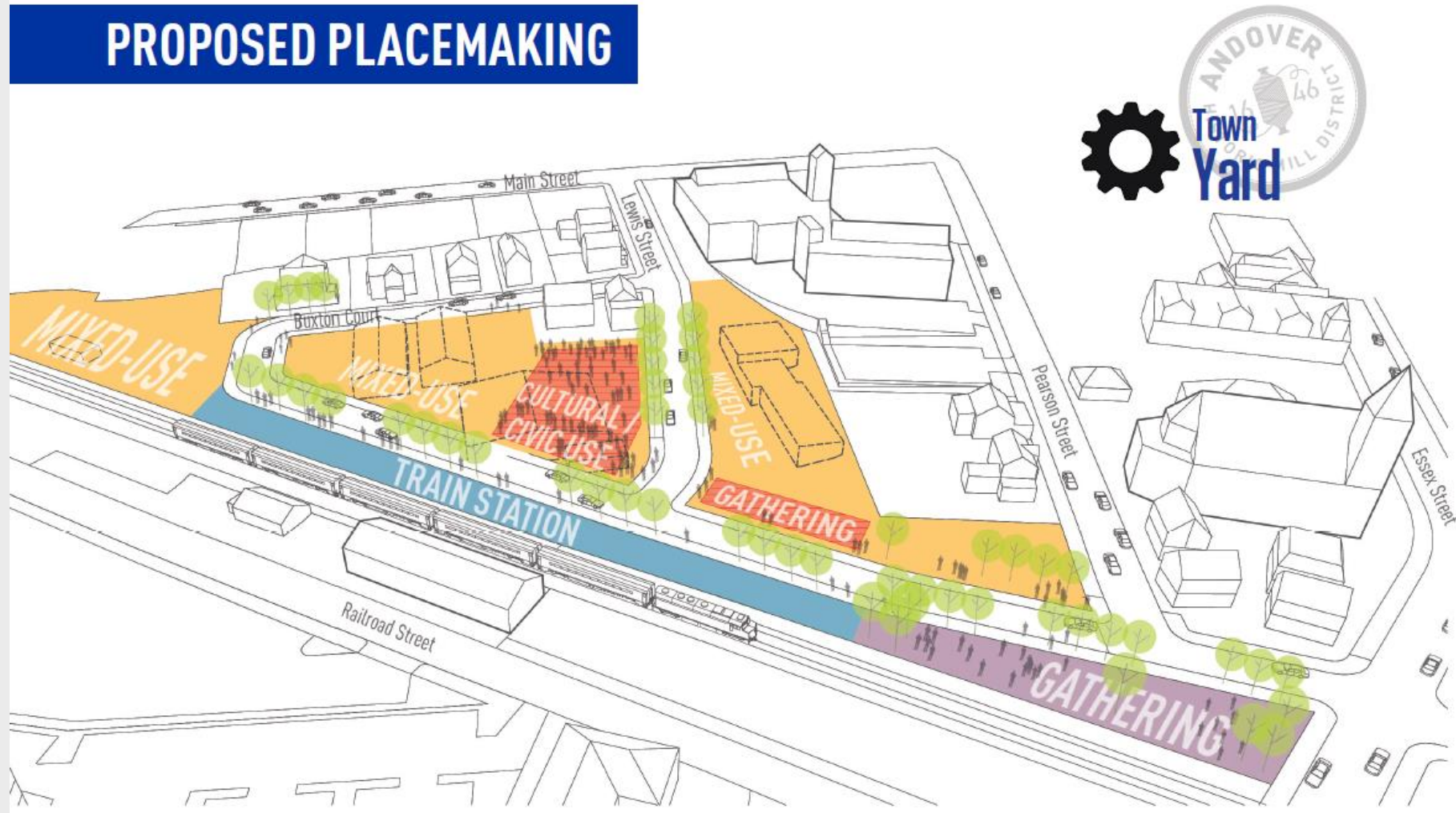
PLACEMAKING LOCATIONS



PLACE-MAKING



PROPOSED PLACEMAKING



Sewer & Water



Environmental Study

